

145.0

0010

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

595,300 / 595,300

USE VALUE:

595,300 / 595,300

ASSESSED:

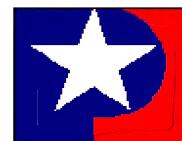
595,300 / 595,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WALL ST, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5937.000	139,900	800	454,600	595,300	
Total Card	0.136	139,900	800	454,600	595,300	Entered Lot Size
Total Parcel	0.136	139,900	800	454,600	595,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	563.20	/Parcel:	563.20
						Land Unit Type:


Patriot
Properties Inc.

!11392!

USER DEFINED

Prior Id # 1: 95630

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

OWNERSHIP

Unit #:

Owner 1: BRENNAN RICHARD/TRUSTEE &	
Owner 2: NAVICKAS SOPHIA/INDIV & TRUSTEE	
Owner 3: ANTHONY COCONIDES TRUST 1999	

Street 1: 56 JUNIPER RD	
Street 2:	

Twn/City: BELMONT	
StProv: MA	Cntry
Postal: 02478	Type:

PREVIOUS OWNER

Owner 1: COCONIDES ANTHONY & ESTHER -	
Owner 2: -	

Street 1: 715 CONCORD TURNPIKE	
Twn/City: ARLINGTON	

StProv: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1921, having primarily Wood Shingle Exterior and 1057 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.
OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5937	Sq. Ft.	Site			0	80.	0.96	9			Access	-5					454,565						454,600	

Total AC/Ha: 0.13629

Total SF/SM: 5937

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 454,565

Spl Credit

Total: 454,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	2 - Bungalow			Full Bath:	1	Rating:	Average	NO HEADROOM 75% OF BMT/EDGE IN BMT.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	2 - Hip			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	WHITE			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C- - Average. (-)			CONDOS INFORMATION															
Year Blt:	1921	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	6	2							
Sec Int Wall:		%		Economic:	L - Location	5.0	%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:	4 - Carpet	25 %		Total:	34.45	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	100.00	COMPARABLE SALES				Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price									
Electric:	3 - Typical			Const Adj.:	1.00739920														
Insulation:	2 - Typical			Adj \$ / SQ:	135.999														
Int vs Ext:	S			Other Features:	62500														
Heat Fuel:	1 - Oil			Grade Factor:	0.90														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac: NO		Adj Total:	213413														
% Com Wal		% Sprinkled		Depreciation:	73521														
				Deprecated Total:	139892														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 145.0-0010-0001.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	11X24	A	AV	2000		3.67	T	15.2	101			800			
More: N	Total Yard Items:	800		Total Special Features:					Total:	800									
SKETCH																			
<p>The site plan sketch shows a rectangular building footprint with dimensions indicated. The sketch includes labels for 'FFL' (First Floor), 'BMT' (Basement), and '(1009)' representing the lot number. Boundary lines are marked with numbers 10, 12, 13, 17, and 5. A central area is labeled 'FFL (48)'.</p>																			